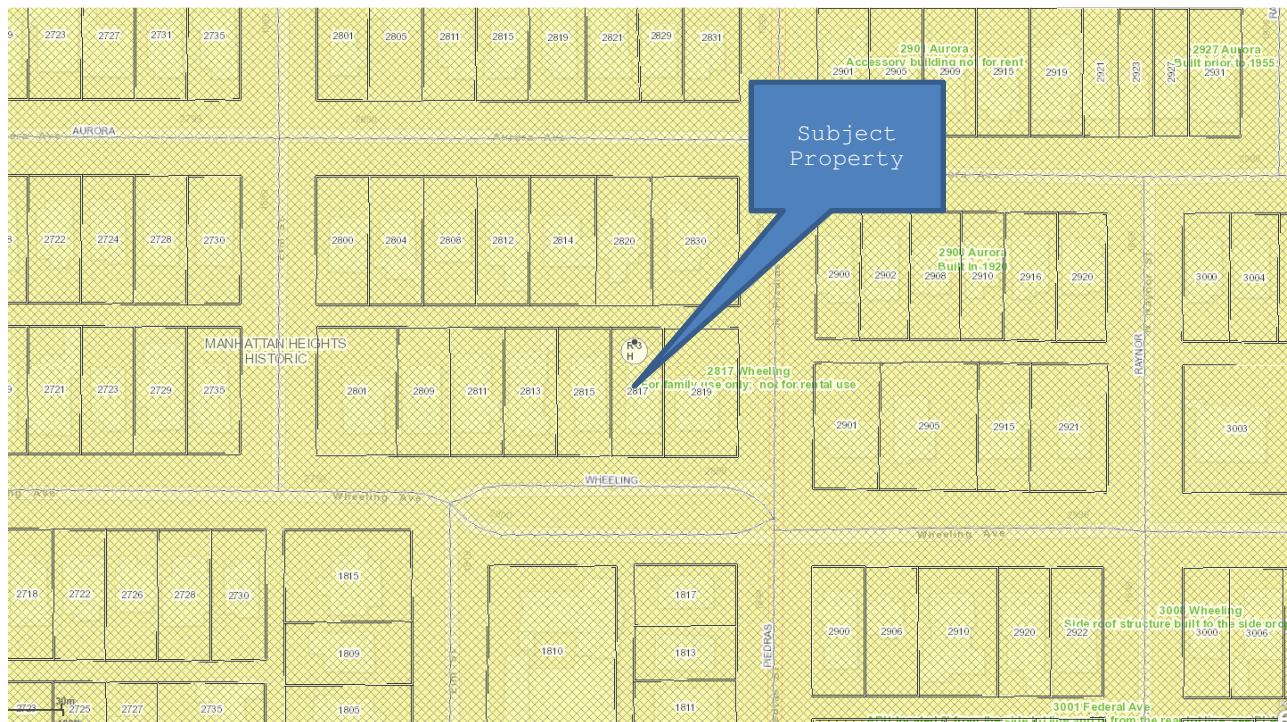




PHAP19-00004

Date: January 28, 2019
Application Type: Certificate of Appropriateness
Property Owner: Virginia Guerrero
Representative: Santana Construction
Legal Description: 8 Manhattan Heights 20 & 21, City of El Paso, El Paso County, Texas
Historic District: Manhattan Heights
Location: 2817 Wheeling Avenue
Representative District: #2
Existing Zoning: R-3/H (Residential/Historic)
Year Built: 1915
Historic Status: Contributing
Request: Certificate of Appropriateness for the modification of a window opening into a door and a door opening into a window
Application Filed: 1/14/2019
45 Day Expiration: 2/28/2019

ITEM #3



GENERAL INFORMATION:

The applicant seeks approval for:

Certificate of Appropriateness for the modification of a window opening into a door and a door opening into a window

STAFF RECOMMENDATION:

The Historic Preservation Office recommends APPROVAL of the proposed scope of work based on the following recommendations:

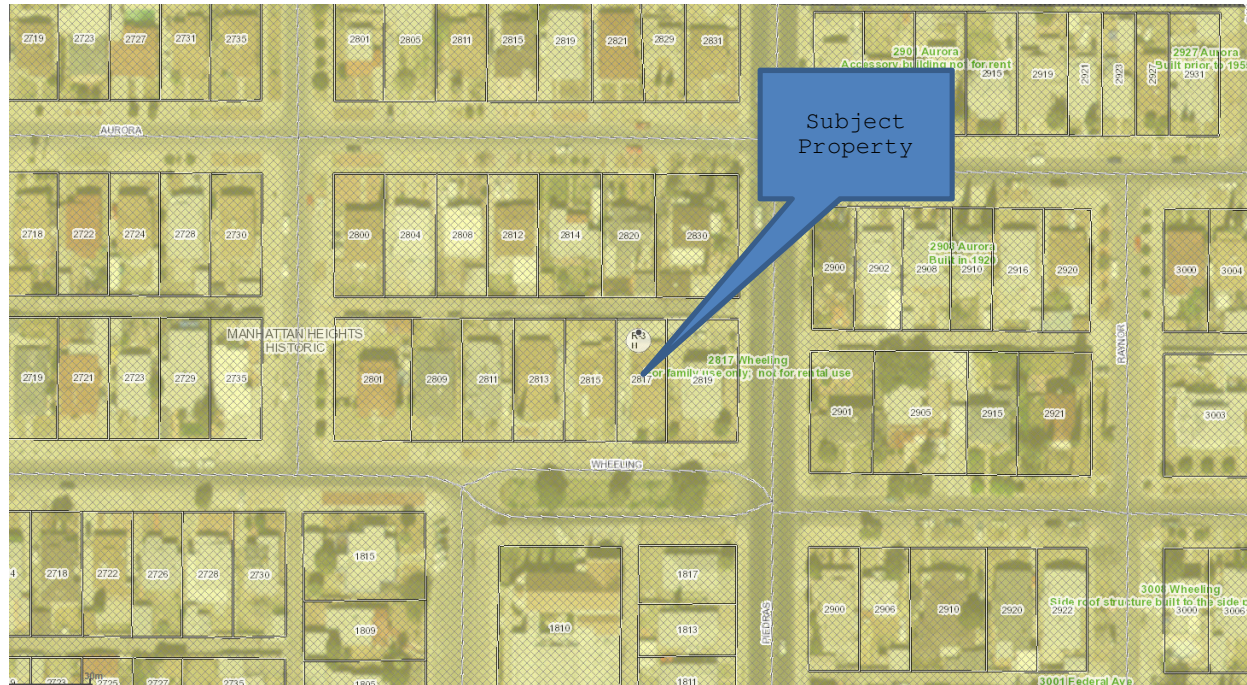
The Design Guidelines for El Paso's Historic Districts, Sites, and Properties recommend the following:

- *The recurrent alteration of solids and voids (walls to windows and doors) in the façade of a building establishes a pattern. Architectural elements such as walls, porches, dormers, windows and doors should maintain the pattern and rhythm of the existing buildings.*
- *Windows in secondary facades shall be reviewed on a case by case basis.*
- *Retain and preserve the pattern, arrangement, and dimensions of door and window openings on principal elevations. Often the placement of doors and windows is an indicator of a particular architectural style, and therefore contributes to the building's significance.*
- *When repair is not feasible, door and window products will be reviewed on an individual basis using the following criteria: a. Architectural and historical compatibility b. Comparison to original profile c. Level of significance of original doors and windows to the architectural style of the building. d. Three dimensional exterior applied muntins that simulate or match the original muntins may be approved. Single dimension interior applied muntins are not appropriate.*
- *Doors and windows for new construction and additions should be compatible in proportion, location, shape, pattern, size, and details to existing units.*
- *The size of the door or window opening should not be altered.*

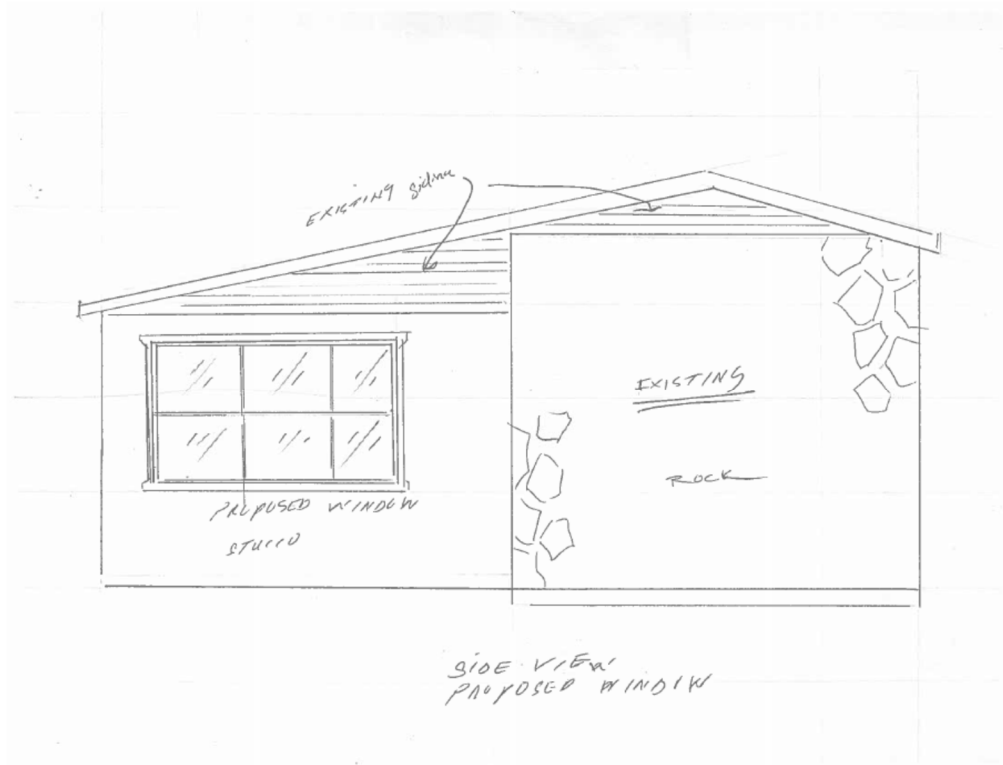
The Secretary of the Interior's Standards for Rehabilitation recommend the following:

- *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property.*
- *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*

AERIAL MAP



PROPOSED ELEVATIONS



2811 WHEELING
EL PASO, TX 79930

